31 Kingsfield, Bradford-upon-Avon BA15 1AN

Design and Access Statement

11.01.24

Variation of Condition 2 (Plan variations) to approved Extension application ref: PL/2023/02076

Background

Proposal (application ref. PL/2023/02076) was approved on 06/06/2023. This was for a very similar proposal. However, the upon commencing on site, the contractor discovered a power cable running across the site of the proposed extension. Despite there being no record of the locations of this cable, nor any wayleave or access agreement in place with the utilities company, the applicant has decided to re-locate the proposed extension to comply with the understood requirements for possible future access to the cable.

The key amendments to the previous application are as follows:

1. The southern façade of the extension is relocated inboard from the southern boundary of the site by approximately 1.6m
2. The proposed extension occupies more of the garden space to the east of the house, (but less development to the west (front) of the house)
3. A new small extension to the east to enable a downstairs bedroom, which is located on the boundary with the adjoining house to the north.

The Proposed Development

As with the approved extension, this proposal is to demolish the existing front entrance porch and side porch, and construct a well insulated timber clad extension wrapping around the east, south and west facades of the ground floor only.

The southern façade is located to the north of the southern boundary, allowing access between front and rear garden areas, and avoiding disturbance to the southern wall of the site.

There will be a small extension to the living room and along the northern garden boundary with the neighbouring conjoined house.

The main body of the extension will form a new living / dining room with good light and flow from the garden, and enable the existing sitting room to be subdivided to create an additional bedroom on the ground floor, extending into the back garden.

All materials used, and the height of the proposal remain unchanged from the previous application, with a palette of timber cladding and aluminium framed windows and doors.

Access.

The proposals will not affect the accessibility of the house or garden

Sustainability

The proposals will meet or exceed building regulations part-L for conservation of fuel and power.

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Photographs



Existing front (west) façade. The porch is to be replaced by the timber-clad extension.



Existing rear (east) façade, showing the location of the proposed extension.

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Close up of the south boundary.

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